

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: MAY 2, 2007

DEPARTMENT: **PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: ROC-20820 - APPLICANT: KEEP MEMORY ALIVE  
FOUNDATION - OWNER: CITY PARKWAY V, INC.

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** **APPROVAL**, subject to:

**Planning and Development**

1. Condition Number 18 from Site Development Plan Review (SDR-15042), which stated: to grant pedestrian access easements for all sidewalks located outside the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the right-of-way section of the department of public works for assistance in the preparation of appropriate documents on 1.9 acres at 22 South Grand Central Parkway, shall be deleted.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Review of Condition to remove Condition Number 18 of an approved Site Development Plan Review (SDR-15042) which stated to grant pedestrian access easements for all sidewalks located outside the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the right-of-way section of the department of public works for assistance in the preparation of appropriate documents on 1.9 acres at 22 South Grand Central Parkway.

The applicant is seeking to have this condition removed as the sidewalks for the proposed project are located on private property and that access will be provided via written agreement. The Department of Public Works is in agreement with this proposal and recommends approval of this request. The Planning and Development Department supports the Department of Public Works and as the removal of this condition will not adversely effect the surrounding area or the general welfare recommends approval of this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
01/02/02	The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
09/20/06	The City Council approved a request for a Site Development Plan Review for a proposed 62,616 commercial development consisting of a medical research and treatment building, museum and activities center, and waivers of the parkway center build-to-line requirement and exterior materials requirements on the subject property. The Planning Commission and staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no permits or licenses related to this request.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	1.9

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
South	Government Use	PF (Public Facilities)	C-V (Civic)
East	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
West	Furniture Mart	MXU (Mixed-Use)	PD (Planned Development)

<b><i>SPECIAL DISTRICTS/ZONES</i></b>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>		
Downtown Centennial Plan	<b>X</b>	
Redevelopment Plan Area	<b>X</b>	
<b>Special Overlay District</b>		
Gaming District	<b>X</b>	
Airport Overlay District	<b>X</b>	
<b>Trails</b>	<b>X</b>	
<b>Rural Preservation Overlay District</b>		<b>X</b>
<b>Development Impact Notification Assessment</b>		<b>X</b>
<b>Project of Regional Significance</b>		<b>X</b>

## ANALYSIS

The subject condition states that: to grant pedestrian access easements for all sidewalks located outside the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the right-of-way section of the department of public works for assistance in the preparation of appropriate documents.

The applicant is seeking to have this condition removed as the sidewalks for the proposed project are located on private property and that access will be provided via written agreement. The Department of Public Works is in agreement with this proposal and recommends approval of this request. The Planning and Development Department supports the Department of Public Works and as the removal of this condition will not adversely effect the surrounding area or the general welfare recommends approval of this request.

## FINDINGS

The removal of Condition Number 18 from SDR-15042 will not adversely affect the surrounding area and will not endanger the public health or the general welfare. Approval of this request is recommended.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** 87

**APPROVALS** 0

**PROTESTS** 0